

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p><i>For office use only:</i></p> <p>Representor No.</p> <p>Date received: 31/3/15 cbw</p> <p>Date acknowledged:</p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026  
Representation Form**

**Data Protection**

How your representation and the information that you give us will be used. All information submitted will be seen in full by the Joint Planning Policy Unit staff dealing with the Joint Local Development Plan (Joint LDP). Your name and comments as set out in your representation form will be published together with the Councils' response. This helps to show that the consultation was carried out properly. Please note that this form may also be made available to any Public Examination on the Joint LDP.

We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp) Separate forms should be completed for each comment that you wish to make.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003 or may be downloaded from the Council's web site at: [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp) or you may photocopy this form. When making comments please use additional sheets as required clearly numbering each consecutive sheet.

**PART 1: Contact details**

	Your details/ Your client's details	Agent's details (if relevant)
Name	[REDACTED]	
Address	[REDACTED]	
Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	

#### Guidance Note.

Please set out your comments in Part 2 of this form. Use additional sheets of paper where necessary. **Separate forms should be completed for each comment** that you wish to make.

**Question 2dd and 2e** seeks your views on the soundness of the Joint Deposit Plan. The tests of soundness and additional information on how they are applied are detailed on the last page of this form.

If you want changes made to the Deposit Plan, please be as specific as you can. For example, if you want new text added, please set out the new text and explain where you would like it to go in the Deposit Plan and why. Similarly, if you want to add a new or amend a policy or a paragraph, please set out clearly the new text and explain where you think it should go in the Deposit Plan and why.

If you wish to delete a site that is allocated in the Deposit Plan or suggest amendments to it or you wish to propose a new site, please attach a 1:1250 or 1:2500 scale plan that clearly identifies the site boundaries. If you are proposing a new site (one that is not included within the Deposit Plan) the comment form must be accompanied by a detailed site assessment in accordance with the Council's Candidate Site assessment methodology and the Sustainability Appraisal framework. The Candidate Site assessment methodology and the Sustainability Appraisal framework can be found on the Council's website at: [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)

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You should include all your comments on the Deposit Plan and set out your full case on the official form, using accompanying documents where necessary. If you seek more than one change and consider that the Deposit Plan fails to meet more than one test of soundness **separate forms should be completed for each representation**. Similarly, if your representation is in support of the Deposit Plan or individual elements of the Deposit Plan it would be helpful if separate representations were made. Please indicate if you are submitting other material to support your comments.

You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you have made in response to previous consultations. If you do not consider the Deposit Plan to be sound and that it should be changed, please explain clearly why you think the changes are needed. If you think a change is needed for the Deposit Plan to meet one or more of the tests of soundness, please tell us which one(s).

**Where a group shares a common view on how it wishes the Deposit Plan to be changed, the Councils will accept a signed petition.** In submitting a representation form on behalf of a group, the representation form should include the contact details of a lead individual at Section 1 and the comments should be clearly set out on the representation form. The signed petition should state clearly how many people are being represented and how the representation has been authorised. Signing a petition does not prevent the submission of individual forms.



**PART 2: Your Comments and Suggested Changes.** (Please use one Part 2 section for each comment that you wish to make)

*Enway suggested*

<b>2a. Which part of the Deposit Plan are you commenting on?</b>	
Policy number (please specify)	TAI 16 HOUSING IN SERVICE VILLAGES
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

<b>2b. Are you objecting or supporting the Deposit Plan?</b>			
Objecting	<input type="checkbox"/>	Supporting	<input type="checkbox"/>

**2c. Please provide details of your representation on the Deposit Plan.**

*Please use additional sheet if necessary.  
Please state how many additional sheets have been used.....*

**Part 3: What Happens Next?**

At this stage of the Joint LDP process, you can only make comments in writing (these are called 'written representations'). However, the Inspector may call on those who want to change the Plan to appear and speak to the Inspector at a 'hearing session' during the Public Examination. You should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

**3a. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)**

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.



I want to speak at a hearing session.



**3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.**

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**3c. Would you like to be informed about the following (Please tick the relevant boxes)**

Submission of documents and evidence to the examination



Publish Inspector's report

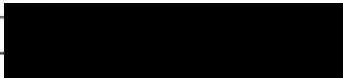


Plan's adoption



**If additional documents have been provided to support your representations, please list below:**


Signed:



Dated:

31/3/15

**THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN**

*Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.*

Completed representation forms should be returned to the Joint Planning Policy Unit at:

**ONLINE** – By completing the electronic form at [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)

**BY EMAIL** – [planningpolicy@gwynedd.gov.uk](mailto:planningpolicy@gwynedd.gov.uk)

**BY POST** – By sending to: Joint Planning Policy Unit, 1<sup>st</sup> Floor, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

**REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31<sup>st</sup> March 2015  
REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED**

## Test of Soundness

Test	Procedural Tests
P1	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	<b>Consistency Tests</b>
C1	It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
C2	It does not have regard to national policy.
C3	It does not have regard to the Wales Spatial Plan.
C4	It does not have regard to the relevant community strategy.
	<b>Coherence and Effectiveness Tests</b>
CE1	The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.
CE3	There are no clear mechanisms for implementation and monitoring.
CE4	It is not reasonably flexible to enable it to deal with changing circumstances.

The Planning and Compulsory Purchase Act 2004 states that the purpose of the examination of a Local Development Plan (the Plan) is to consider whether it is "sound". This means that anyone who wants to comment on or object to the Deposit Plan should seek to say how it is unsound and what is needed to make it sound. Sound may be considered in this context within its ordinary meaning of "*showing good judgement*" and "*able to be trusted*". To assess the Deposit Plan we use 10 tests as set out above. The Deposit Plan will be examined by an independent Inspector appointed by the Welsh Government and it will be the Inspector's job to consider whether the Plan is sound.

Where you propose a change to the Deposit Plan you should therefore make clear which test(s) of soundness you believe the Deposit Plan fails. The tests are in 3 groups - 'Procedural' (2 tests); 'Conformity' (4 tests); and 'Coherence and Effectiveness' (4 tests). If you wish to comment on the way in which the Councils have prepared the Deposit Plan, it is likely that your comments or objections would fall under one of the procedural tests. If you wish to comment on or object to the content of the Deposit Plan, it may help to look at the 'consistency' and the 'coherence and effectiveness' tests.



## TAI16 HOUSING IN SERVICE VILLAGES

### (i) ALLOCATIONS

#### T55 Land near A5, Gwalchmai

- A water supply can be provided to serve this site.
- Potential developers need to be aware that this site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.
- Gwalchmai Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

#### T56 Tyn Cae Estate, Newborough

- This site has planning permission as such we have no further comment to make.

#### T57 Land near Tyn y Ffynnon, Llanerchymedd

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.
- The proposed growth being promoted for this settlement would require improvements at Llanerchymedd Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

#### T58 Land near Saron, Bethel

- A water supply can be provided to serve this site.
- The foul flows would lead to Bethel Sewage Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed.
- The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

#### T59 Land near Glanrafon Estate, Bontnewydd

- This site has planning permission as such we have no further comment to make.

#### T60 Land near Pont Glan Beuno, Bontnewydd

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.
- The proposed growth being promoted for this settlement would require improvements at Llanfaglan Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

#### T61 Land near Cefn Capel, Botwnnog

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.

- Botwnnog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

**T62 Land near Pentre, Botwnnog**

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.
- Botwnnog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

1342

**T63 Land to Rear of Madryn Arms, Chwilog**

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.
- Chwilog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

1343

**T64 Land near Cae Capel, Chwilog**

- Potential developers need to be aware that this site is crossed by water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.
- The public sewerage network can accept the potential foul flows from the proposed development site.
- Chwilog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

1348

**T65 Land near Pentre Helen, Deiniolen**

- This site has planning permission as such we have no further comment to make.

1349

**T66 Land near Maes Bleddyn, Rachub**

- A water supply can be provided to serve this site.
- Potential developers need to be aware that this site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.
- The proposed growth being promoted for this settlement would require improvements at Bethesda Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

1350

**T67 Land near Tyn Lon, Y Ffor**

- A water supply can be provided to serve this site.
- The public sewerage network can accept the potential foul flows from the proposed development site.
- The proposed growth being promoted for this settlement would require improvements at Y Ffor Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

1351

**T68 Land near the school, Y Ffor**

- A water supply can be provided to serve this site.

- The public sewerage network can accept the potential foul flows from the proposed development site.
- The proposed growth being promoted for this settlement would require improvements at Y Ffor Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

1352

**T69 Land near Bro Gwystil, Y Ffor**

- This site has planning permission as such we have no further comment to make.

1353

**(ii) WINDFALLS**

- The proposed windfall growth for these settlements may impact upon DCWW water and sewerage assets. As the location of any windfall development is not yet known we will make an assessment and comment on proposed development sites at the time of the planning application.
- There are isolated incidents of flooding in the public sewerage system in the following settlements that may need to be resolved to allow development to proceed:

**Newborough**

Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.

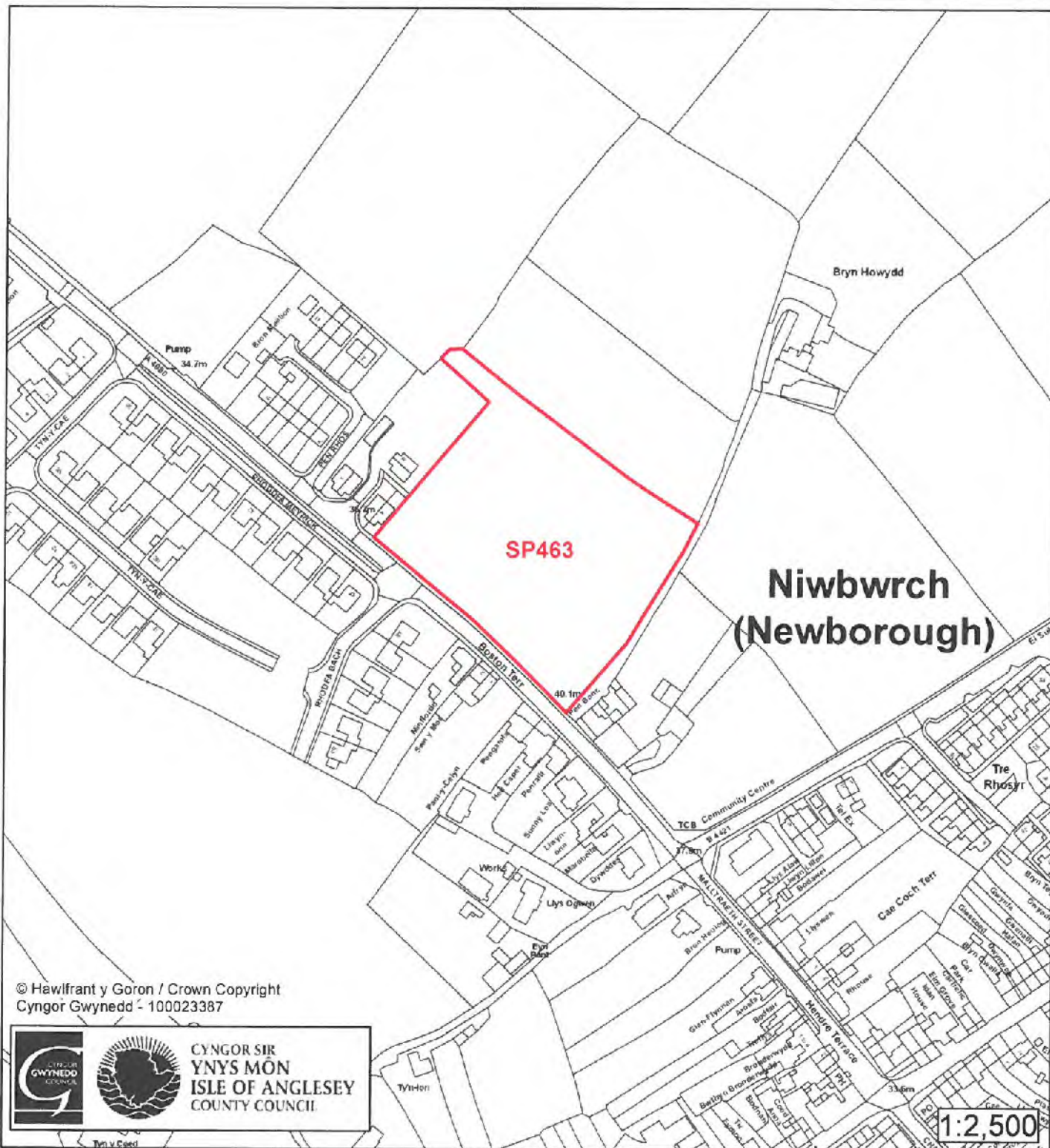
- The proposed growth being promoted within the catchment area of the following WwTW would require improvements at the treatment works:

Llanerchymedd, Bethel (Treborrh Bangor WwTW), Bontnewydd (Llanfaglan WwTW), Rachub (Bethesda WwTW).

The improvements would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.



# Cynllun Datblygu Lleol ar y Cyd Joint Local Development Plan Cofrestr Safle Posib / Candidate Site Register



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Cyngor Gwynedd - 100023387



Cyfeirnod/ Reference	: SP463
Enw'r Safle / Site Name	: Cae Plas
Lleoliad / Location	: Newborough
Cyfeirnod Grid / Grid Reference	: 242 365
Maint (ha) / Size (ha)	: 1.19
Defnydd â Awgrymir / Suggested Use	: Tai / Housing

AS/N/81

	 <p>CYNGOR SIR YNYS MON ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>For office use only:</p> <p>Representor No.</p> <p>Date received: 3/3/15 (eborn)</p> <p>Date acknowledged:</p>
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**PART 1: Contact details**

	Your details/ Your client's details	Agent's details (if relevant)
Name	MRS ANN ELEN EVANS	
Address	[REDACTED]	WA
Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	



#### Guidance Note.

Please set out your comments in Part 2 of this form. Use additional sheets of paper where necessary. **Separate forms should be completed for each comment** that you wish to make.

**Question 2dd and 2e** seeks your views on the soundness of the Joint Deposit Plan. The tests of soundness and additional information on how they are applied are detailed on the last page of this form.

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**PART 2: Your Comments and Suggested Changes.** (Please use one Part 2 section for each comment that you wish to make)

**2a. Which part of the Deposit Plan are you commenting on?**

Policy number (please specify)	n/a
Paragraph number (please specify)	n/a
Proposals/ Inset Map (please specify ref no.)	30 NEWBURYCH   NEWBOROUGH
Constraints Map	n/a
Appendices (please specify)	SEE PAGE 5 (ADDITIONAL DOCUMENTS)

**2b. Are you objecting or supporting the Deposit Plan?**

Objecting	<input checked="" type="checkbox"/>	Supporting	<input type="checkbox"/>
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**2c. Please provide details of your representation on the Deposit Plan.**

THE SUSTAINABILITY APPRAISAL REPORT IN THE JLDP ON CAE PLAS (SP463) IS NOT REALISTIC ON CERTAIN SA OBJECTIVES AS PER ORIGINAL CANDIDATE SITE REGISTER FILED IN 2012. SEE ATTACHED MATRIX.

THE INDICATIVE HOUSING GROWTH PREDICTED OF 40 FOR NEWBOROUGH IS NOT REALISTIC AND NOT FLEXIBLE TO DEAL WITH THE PROPOSED NYKFA SITE WHICH WILL TAKE 10 YEARS TO CONSTRUCT AND AN ESTIMATE OF 2500 STAFF WILL NEED HOUSING (OWNED OR RENTED) FOR THE CONSTRUCTION PHASE, WITH VARIOUS SITES NEEDED FOR LOGISTICS, TRANSPORT + SPIN OFFS. ON COMPLETION OF CONSTRUCTION THERE WILL BE AN ESTIMATE OF 1,000 STAFF WORKING ON SITE.

CAE PLAS HAS NO ISSUES IDENTIFIED IN PLAN AND HAS GOOD ACCESS LINKS AND SHOULD BE ACCEPTED WITHIN DEVELOPMENT BOUNDARY IRRESPECTIVE OF ALLOCATION WITHIN ABOVE HOUSING GROWTH

Please use additional sheet if necessary.  
Please state how many additional sheets have been used... 1/5

2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).

- CURRENT SA REPORT ON CAE PLAS NOT REALISTIC (SEE ATTACHED MATRIX). WHICH MATRIX NOW SHOWS IT SHOULD BE WITHIN DEVELOPMENT BOUNDARY (NO ISSUES IDENTIFIED)
- HOUSING GROWTH PREDICTED NOT REALISTIC OR FLEXIBLE WITH IMPENDING WYLFA CONSTRUCTION AND WHEN UP AND RUNNING.
- CAE PLAS IS IDEAL DEVELOPMENT SITE WITH INFRASTRUCTURE ALREADY IN PLACE.

2d. Please detail the changes you wish to see made to the Deposit Plan.

- THE SUSTAINABILITY APPRAISAL REPORT ON CAE PLAS (SP463) SHOULD BE UPDATED BASED ON ORIGINAL CANDIDATE SITE REGISTER AND ATTACHED SUSTAINABILITY APPRAISAL MATRIX.
- INDICATIVE HOUSING GROWTH FOR NEWBOROUGH AND ANGLESEY SHOULD BE READDRESSSED FOR THE CONSTRUCTION AND UP AND RUNNING NEEDS OF FUTURE WYLFA STAFF SITE
- SUSTAINABILITY APPRAISAL MATRIX (ATTACHED) SHOULD ENSURE CAE PLAS IS INCLUDED WITHIN THE DEVELOPMENT BOUNDARY
- CAE PLAS SHOULD BE CONSIDERED FOR HOUSING ALLOCATION AFTER INCLUSION IN DEVELOPMENT BOUNDARY.

2dd. Is the Deposit Plan sound?

Yes



No



2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). More details are provided at the back of this form.

Procedural				Consistency				Coherence & Effectiveness											
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input checked="" type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input checked="" type="checkbox"/>

**Part 3: What Happens Next?**

At this stage of the Joint LDP process, you can only make comments in writing (these are called 'written representations'). However, the Inspector may call on those who want to change the Plan to appear and speak to the Inspector at a 'hearing session' during the Public Examination. You should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

**3a. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)**

- |                                                                                                                     |                                     |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector. | <input checked="" type="checkbox"/> |
| I want to speak at a hearing session.                                                                               | <input type="checkbox"/>            |

**3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.**

wa

**3c. Would you like to be informed about the following (Please tick the relevant boxes)**

- |                                                         |                                     |
|---------------------------------------------------------|-------------------------------------|
| Submission of documents and evidence to the examination | <input checked="" type="checkbox"/> |
| Publish Inspector's report                              | <input checked="" type="checkbox"/> |
| Plan's adoption                                         | <input checked="" type="checkbox"/> |

**If additional documents have been provided to support your representations, please list below:**

- SUSTAINABILITY APPRAISAL MATRIX
- SITE MAP 30 NEWBOROUGH (CAE PLAS - RED INK) (MW SCALE 1:25 PER ALTERNATIVE SITES GUIDANCE NOTES)

Signed: 

Dated: 29/3/2015

**THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN**

*Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.*

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### Test of Soundness

Test	Procedural Tests
P1	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
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	<b>Coherence and Effectiveness Tests</b>
CE1	The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.
CE3	There are no clear mechanisms for implementation and monitoring.
CE4	It is not reasonably flexible to enable it to deal with changing circumstances.

The Planning and Compulsory Purchase Act 2004 states that the purpose of the examination of a Local Development Plan (the Plan) is to consider whether it is "sound". This means that anyone who wants to comment on or object to the Deposit Plan should seek to say how it is unsound and what is needed to make it sound. Sound may be considered in this context within its ordinary meaning of "*showing good judgement*" and "*able to be trusted*". To assess the Deposit Plan we use 10 tests as set out above. The Deposit Plan will be examined by an independent Inspector appointed by the Welsh Government and it will be the Inspector's job to consider whether the Plan is sound.

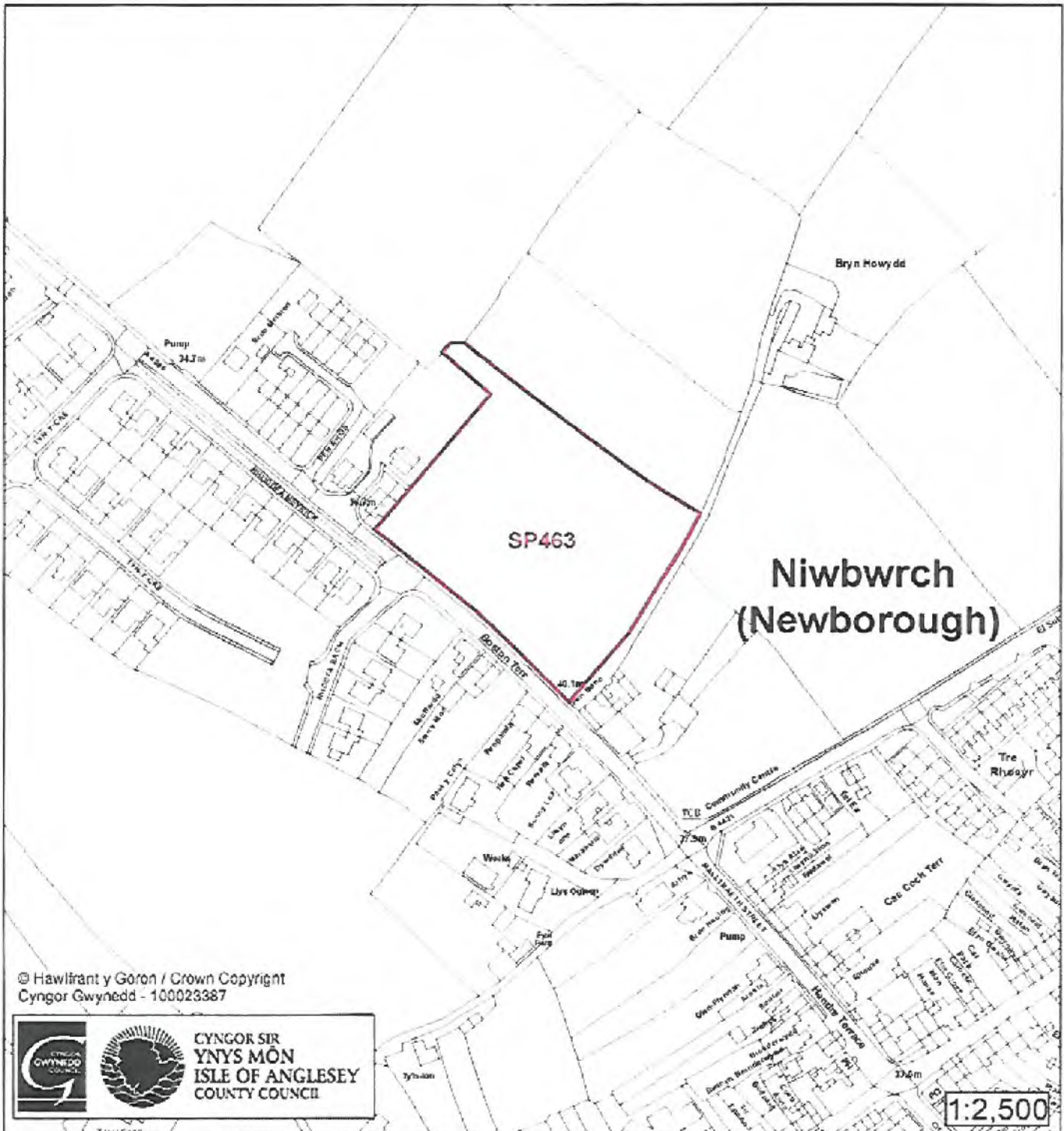
Where you propose a change to the Deposit Plan you should therefore make clear which test(s) of soundness you believe the Deposit Plan fails. The tests are in 3 groups - 'Procedural' (2 tests); 'Conformity' (4 tests); and 'Coherence and Effectiveness' (4 tests). If you wish to comment on the way in which the Councils have prepared the Deposit Plan, it is likely that your comments or objections would fall under one of the procedural tests. If you wish to comment on or object to the content of the Deposit Plan, it may help to look at the 'consistency' and the 'coherence and effectiveness' tests.

## Sustainability Appraisal Matrix

Site Name:	CAE PLAS, NEWBOROUGH	
Site Area:	SP463 (MAP REF 30)	
SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)	eg. ++	The site will contribute towards this SA Objective because <del>there will be no</del> ADVERSE EFFECTS ON IMPORTANT HABITAT, SPECIES, TREES AND HERDS
2. Promote community viability, cohesion, health and well being (SEA Topics: human health, population)	++	MEETS NEEDS OF FAMILIES (INCLUDING DISADVANTAGED) AND AGEING POPULATION AS SITE WITHIN 1/2 MILE OF ESSENTIAL COMMUNITY SERVICES + FACILITIES
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (SEA Topics: climatic factors, air)	+	SITE HAS ROADSIDE FRONTAGE WITH BUS STOP ON FRONTAGE AND OPPOSITE FRONTAGE WITH REGULAR SERVICES ACROSS ISLAND NO FLOODING ISSUES
4. Conserve, promote and enhance the Welsh language (SEA Topic: cultural heritage)	++	WELSH PRIMARY SCHOOL NEEDS TO BE SECURED FROM CLOSURE REA RESULT OF OTHER CLOSURES POST OFFICE, STORE AND PLAY AREA, SCHOOL WITHIN 1/2 MILE
5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)	+	DEVELOPMENT WOULD ENHANCE HERITAGE ASSET OF LLANIDLOU IN BEACH, ISLAND AND FOREST. NO ADVERSE EFFECT AS SITE IS CURRENTLY USED FOR GRAZING
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)	+	PROTECT POST OFFICE, CONVENIENCE STORE, SCHOOL + PLAY AREA (WITHIN 1/2 MILE OF SITE) TO ENSURE FUTURE EMPLOYMENT / CONTINUATION OF WELSH LANGUAGE
7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)	++	IDEAL FRONTAGE ON ROAD NO HIGHWAYS ISSUES AS ACCESS IN PLACE. UTILITIES READILY ACCESSIBLE WITHIN 5 METRES OF SITE
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)	++	SITE WOULD BE IN KEEPING WITH OTHER DEVELOPMENTS THERE ARE NO LANDSCAPE, WILDLIFE, HISTORICAL OR ARCHAEOLOGICAL DESIGNATIONS IN PLACE
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: material assets, soil)	++	SITE IS CURRENTLY GRAZING LAND NOT THE BEST / VERSATILE AGRICULTURAL LAND.
10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)	+	BUS STOP OUTSIDE SITE ACCESS AND OPPOSITE. SITE ALSO APPROX. 4 MILES FROM BODRORGAN RAILWAY STATION WHICH HAS DIRECT LINKS FROM HOLYHEAD ROUTE.
11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)	+	NO RISK OF FLOODING



# Cynllun Datblygu Lleol ar y Cyd Joint Local Development Plan Cofrestr Safle Posib / Candidate Site Register

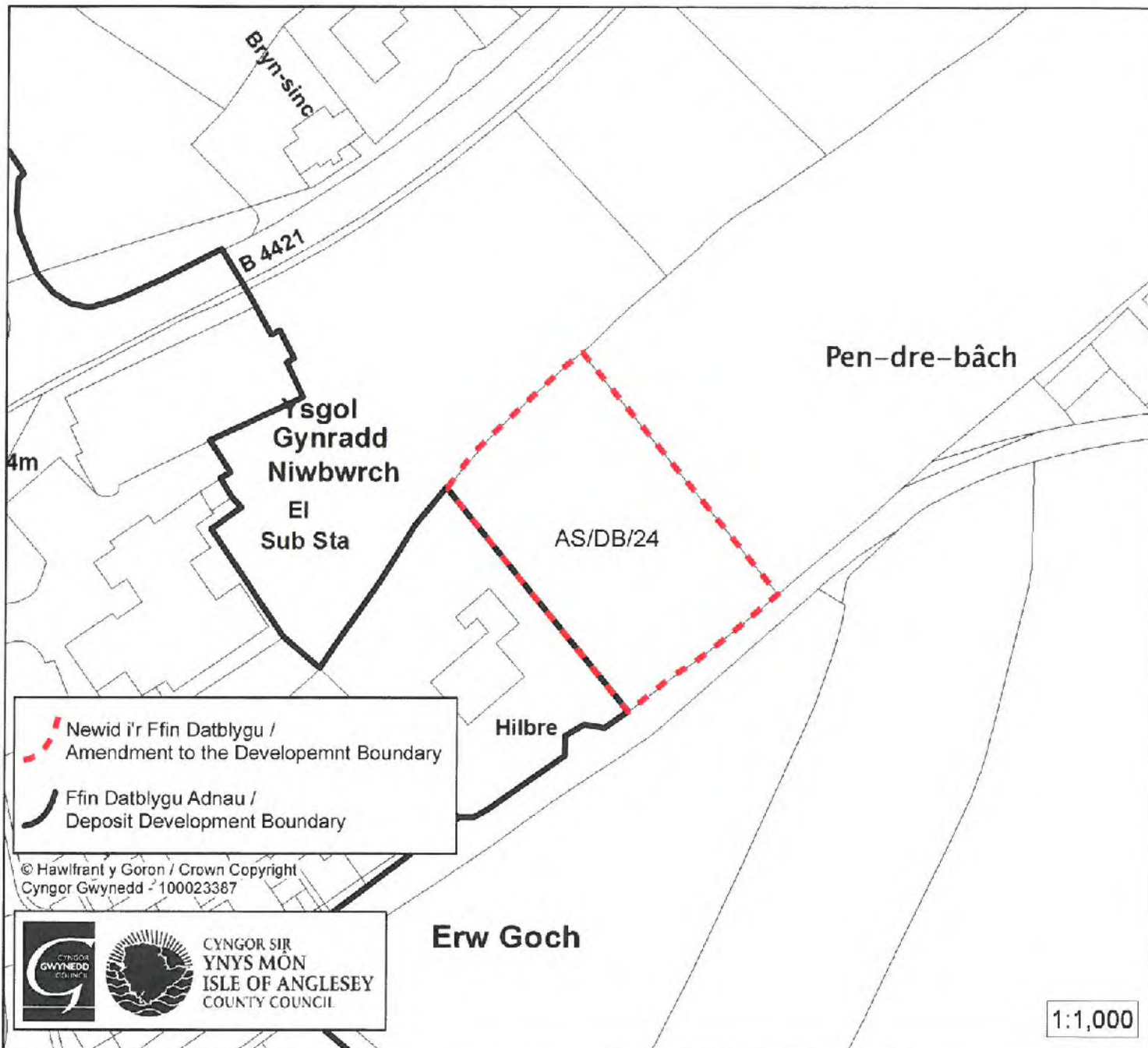


Cyfeirnod/ Reference	: SP463
Enw'r Safle / Site Name	: Cae Plas
Lleoliad / Location	: Newborough
Cyfeirnod Grid / Grid Reference	: 242 365
Maint (ha) / Size (ha)	: 1.19



**Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn  
Anglesey and Gwynedd Joint Local Development Plan  
2011- 2026**

**COFRESTR SAFLEOEDD AMGEN / ALTERNATIVE SITES REGISTER**



Math o Safle Amgen / Alternative Site Type: **NEWID I'R FFIN DATBLYGU /  
AMENDMENT TO DEVELOPMENT BOUNDARY**

Cyfeirnod / Reference: AS/DB/24

Enw'r Safle / Site Name: Tir ger/ Land adj Hilbre

Lleoliad / Location: Niwbwrch / Newborough

Cyngor Cymuned / Community Council: Rhosyr

Maint (ha) / Size (ha): 0.18

AS/DB/24

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p><i>For office use only:</i></p> <p>Representor No.</p> <p>Date received:</p> <p>Date acknowledged:</p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026  
Representation Form**

**Data Protection**

How your representation and the information that you give us will be used. All information submitted will be seen in full by the Joint Planning Policy Unit staff dealing with the Joint Local Development Plan (Joint LDP). Your name and comments as set out in your representation form will be published together with the Councils' response. This helps to show that the consultation was carried out properly. Please note that this form may also be made available to any Public Examination on the Joint LDP.

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**PART 1: Contact details**

	Your details/ Your client's details	Agent's details (if relevant)
Name	MR. BRIAN OWEN	
Address	[REDACTED]	
Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	



### Guidance Note.

Please set out your comments in Part 2 of this form. Use additional sheets of paper where necessary. **Separate forms should be completed for each comment** that you wish to make.

**Question 2dd and 2e** seeks your views on the soundness of the Joint Deposit Plan. The tests of soundness and additional information on how they are applied are detailed on the last page of this form.

If you want changes made to the Deposit Plan, please be as specific as you can. For example, if you want new text added, please set out the new text and explain where you would like it to go in the Deposit Plan and why. Similarly, if you want to add a new or amend a policy or a paragraph, please set out clearly the new text and explain where you think it should go in the Deposit Plan and why.

If you wish to delete a site that is allocated in the Deposit Plan or suggest amendments to it or you wish to propose a new site, please attach a 1:1250 or 1:2500 scale plan that clearly identifies the site boundaries. If you are proposing a new site (one that is not included within the Deposit Plan) the comment form must be accompanied by a detailed site assessment in accordance with the Council's Candidate Site assessment methodology and the Sustainability Appraisal framework. The Candidate Site assessment methodology and the Sustainability Appraisal framework can be found on the Council's website at: [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)

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You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you have made in response to previous consultations. If you do not consider the Deposit Plan to be sound and that it should be changed, please explain clearly why you think the changes are needed. If you think a change is needed for the Deposit Plan to meet one or more of the tests of soundness, please tell us which one(s).

**Where a group shares a common view on how it wishes the Deposit Plan to be changed, the Councils will accept a signed petition.** In submitting a representation form on behalf of a group, the representation form should include the contact details of a lead individual at Section 1 and the comments should be clearly set out on the representation form. The signed petition should state clearly how many people are being represented and how the representation has been authorised. Signing a petition does not prevent the submission of individual forms.

**PART 2: Your Comments and Suggested Changes.** (Please use one Part 2 section for each comment that you wish to make)

2a. Which part of the Deposit Plan are you commenting on?	
Policy number (please specify)	TA1 16
Paragraph number (please specify)	Page 161
Proposals/ Inset Map (please specify ref no.)	30 (NEWBOROUGH)
Constraints Map	N/A
Appendices (please specify)	N/A.

2b. Are you objecting or supporting the Deposit Plan?			
Objecting	<input checked="" type="checkbox"/>	Supporting	<input type="checkbox"/>

2c. Please provide details of your representation on the Deposit Plan.

I object to the proposal as follows:-

(a) The stopped UDP number Newborough 36 shows the land in question.

(b) Application planning ref:- 45C/353 was approved (PC 561 Extend the Development Boundary to include land adjoining the school) previously approved as a suitable site.

(c) Your leaflet (Have your say on the Plan) Page No 9 states Existing Housing Bank (26) Indicative additional (14) Does the (26) include this site if not can this site be included in the additional figure.

*Please use additional sheet if necessary.  
Please state how many additional sheets have been used.....*



2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).

(d) Managing Growth & Developments -- (Supply of Quality of Housing)

Windfall: Table Indicative Provision (28)N<sup>o</sup>

Note:- If the new super school is to be built in Newborough this development would encourage new families to settle in the area.

2d. Please detail the changes you wish to see made to the Deposit Plan.

Include the land previously approved 45c/353 in the new proposals. (Plan Y)

(Note as shown on enclosed plan). 'Plan N<sup>o</sup> X'

Newborough is noted as Serviced Village { Development Settlement Hierarchy }

2dd. Is the Deposit Plan sound?

Yes  No

2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). More details are provided at the back of this form.

Procedural				Consistency				Coherence & Effectiveness											
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input checked="" type="checkbox"/>	CE 2	<input type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input checked="" type="checkbox"/>

**Part 3: What Happens Next?**

At this stage of the Joint LDP process, you can only make comments in writing (these are called 'written representations'). However, the Inspector may call on those who want to change the Plan to appear and speak to the Inspector at a 'hearing session' during the Public Examination. You should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

**3a. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)**

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.



I want to speak at a hearing session.



**3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.**

**3c. Would you like to be informed about the following (Please tick the relevant boxes)**

Submission of documents and evidence to the examination



Publish Inspector's report



Plan's adoption



**If additional documents have been provided to support your representations, please list below:**

Plan 'x' & 'y' enclosed

Signed:



Dated: 26<sup>th</sup> March 2015

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

*Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.*

Completed representation forms should be returned to the Joint Planning Policy Unit at:

**ONLINE** – By completing the electronic form at [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)

**BY EMAIL** – [planningpolicy@gwynedd.gov.uk](mailto:planningpolicy@gwynedd.gov.uk)

**BY POST** – By sending to: Joint Planning Policy Unit, 1<sup>st</sup> Floor, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

**REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31<sup>st</sup> March 2015  
REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED**



## Test of Soundness

Test	Procedural Tests
P1	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	<b>Consistency Tests</b>
C1	It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
C2	It does not have regard to national policy.
C3	It does not have regard to the Wales Spatial Plan.
C4	It does not have regard to the relevant community strategy.
	<b>Coherence and Effectiveness Tests</b>
CE1	The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.
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shops)

Bryn-einc

S 4421

Ysgol Gynradd Niwbwrch  
El Sub Sta

39.4m

Hilbre

Pen-dre-bach

Cerrig Gwydd

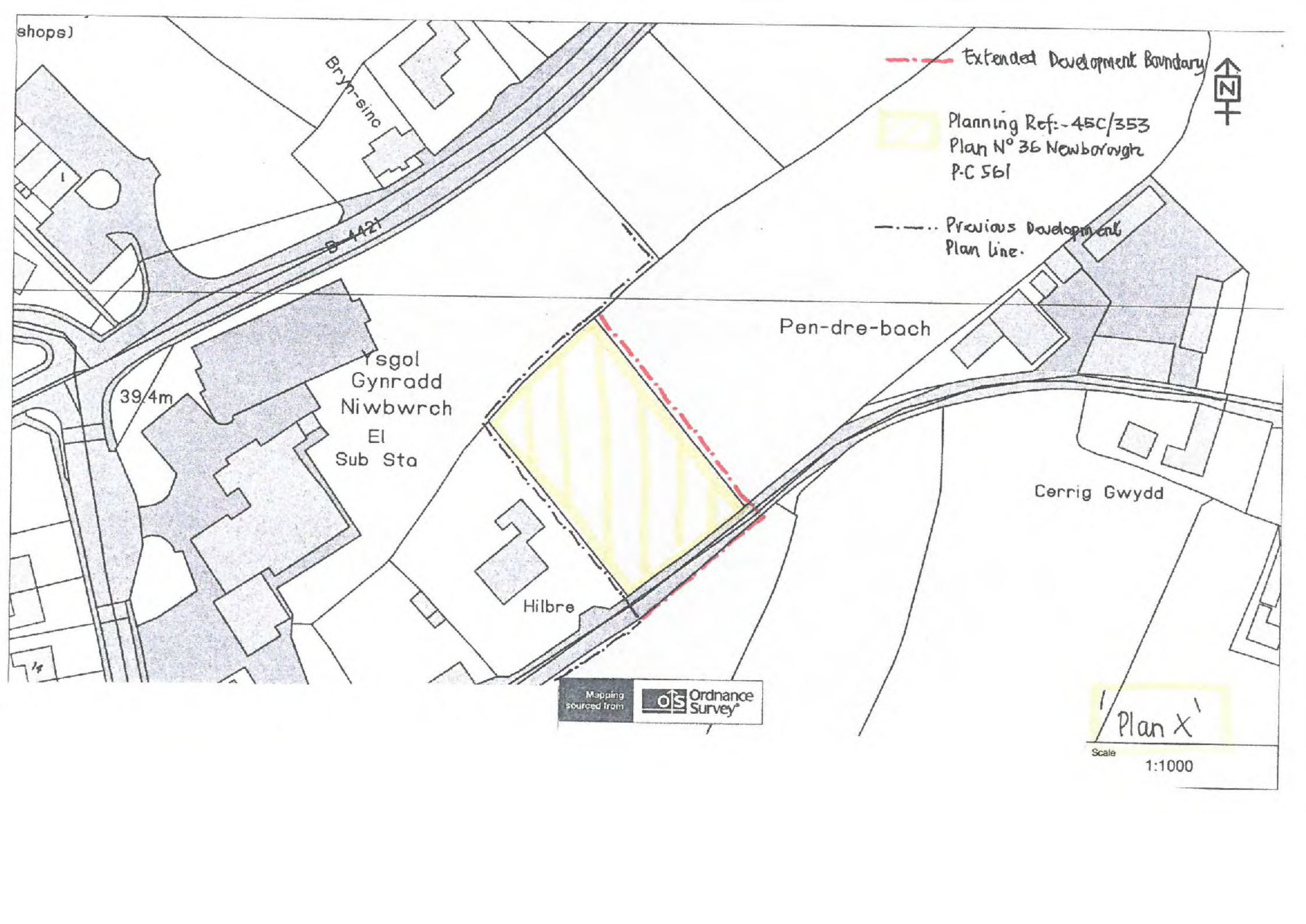
Extended Development Boundary

Planning Ref:- 45C/353  
Plan N° 36 Newborough  
P.C 561

Previous Development  
Plan line.



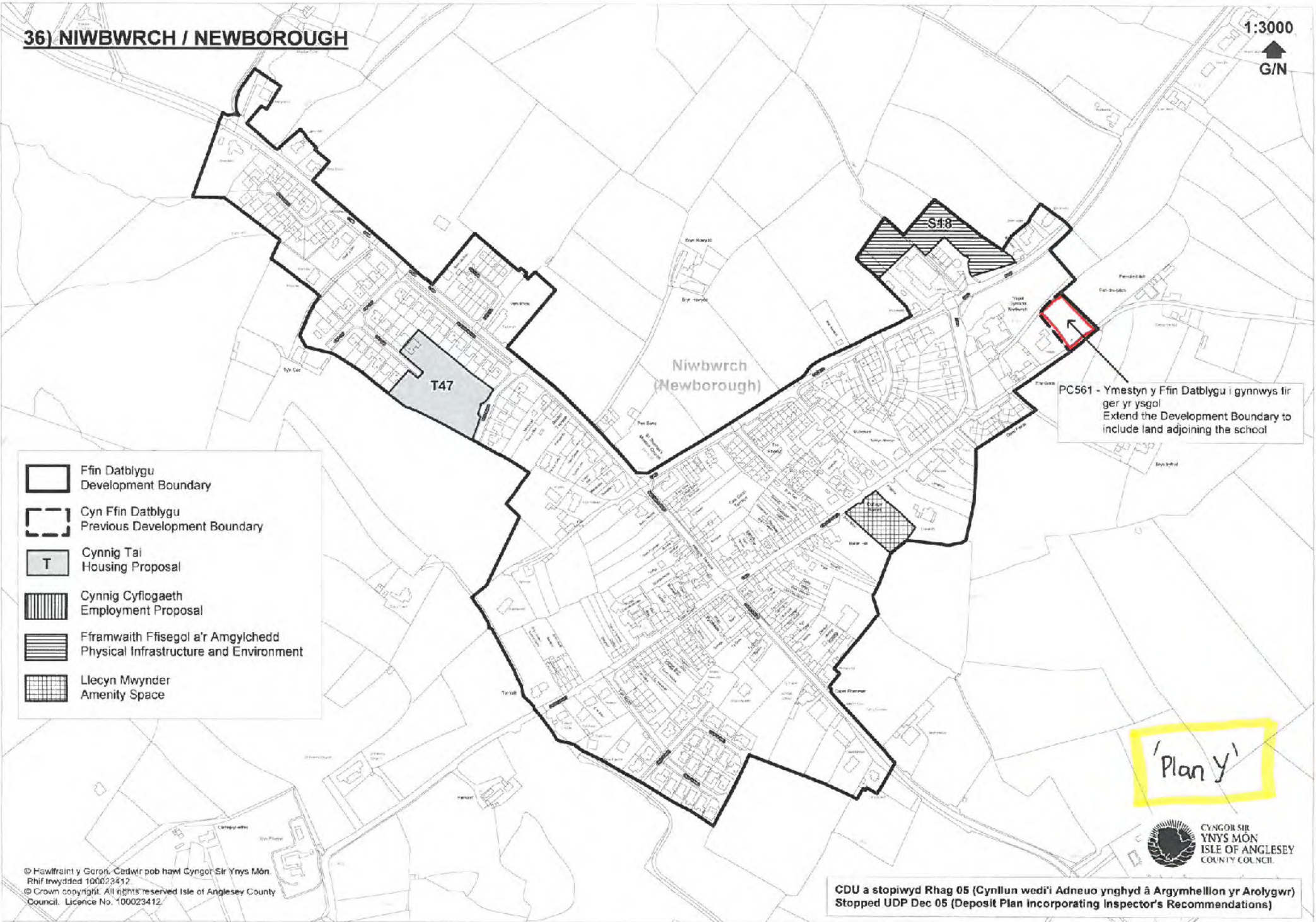
'Plan X'  
Scale  
1:1000











**36) NIWBWRCH / NEWBOROUGH**

1:3000  
  
 G/N



PC561 - Ymestyn y Ffin Datblygu i gynnwys tir ger yr ysgol  
 Extend the Development Boundary to include land adjoining the school

-  Ffin Datblygu  
Development Boundary
-  Cyn Ffin Datblygu  
Previous Development Boundary
-  Cynnig Tai  
Housing Proposal
-  Cynnig Cyflogaeth  
Employment Proposal
-  Fframwaith Ffisegol a'r Amgylchedd  
Physical Infrastructure and Environment
-  Llecyn Mwynder  
Amenity Space

'Plan Y'

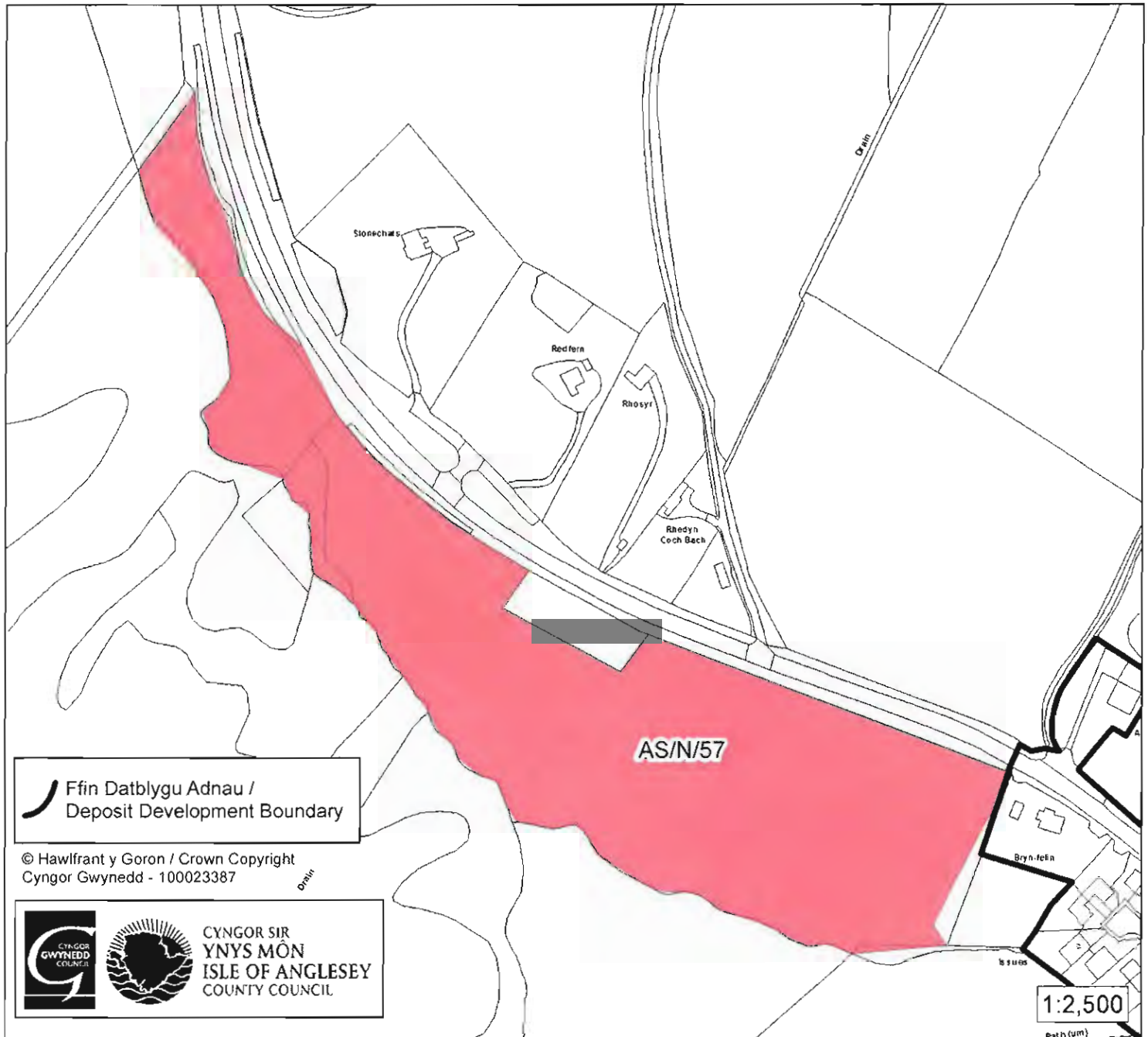


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**CDU a stopiwyd Rhag 05 (Cynllun wedi'i Adneuo ynghyd â Argymhellon yr Arolygwr)**  
**Stopped UDP Dec 05 (Deposit Plan incorporating Inspector's Recommendations)**

**Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn  
Anglesey and Gwynedd Joint Local Development Plan  
2011- 2026**

**COFRESTR SAFLEOEDD AMGEN / ALTERNATIVE SITES REGISTER**



Math o Safle Amgen / Alternative Site Type: SAFLE NEWYDD / NEW SITE

Cyfeirnod / Reference: AS/N/57

Enw'r Safle / Site Name: Tir ger / Land adj Bryn Felin

Lleoliad / Location: Niwbwrch / Newborough

Cyngor Cymuned / Community Council: Rhosyr

Maint (ha) / Size (ha): 3.4

Defnydd Amgen â Awgrymir / Suggested Alternative Use: Any / Unrhyw



AS/N/57 + AS/N/58 + AS/N/59

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>For office use only:</p> <p>Representor No.</p> <p>Date received: 31/3/15 <i>ebw</i></p> <p>Date acknowledged:</p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026  
Representation Form**

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**PART 1: Contact details**

	Your details/ Your client's details	Agent's details (if relevant)
<b>Name</b>	Iolo Owen	Dafydd Edwards
<b>Address</b>	[REDACTED]	
<b>Postcode</b>		
<b>Telephone Number</b>		
<b>Email address</b>		

### Guidance Note.

Please set out your comments in Part 2 of this form. Use additional sheets of paper where necessary. **Separate forms should be completed for each comment** that you wish to make.

**Question 2dd and 2e** seeks your views on the soundness of the Joint Deposit Plan. The tests of soundness and additional information on how they are applied are detailed on the last page of this form.

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**PART 2: Your Comments and Suggested Changes.** *(Please use one Part 2 section for each comment that you wish to make)*

<b>2a. Which part of the Deposit Plan are you commenting on?</b>	
Policy number <i>(please specify)</i>	
Paragraph number <i>(please specify)</i>	
Proposals/ Inset Map <i>(please specify ref no.)</i>	
Constraints Map	
Appendices <i>(please specify)</i>	Plans sent in under separate email 1109-A3-01, 1110-A3-01, 1111-A3-01,& 1112-A3-01

<b>2b. Are you objecting or supporting the Deposit Plan?</b>			
Objecting	<input type="checkbox"/>	Supporting	<input checked="" type="checkbox"/>

**2c. Please provide details of your representation on the Deposit Plan.**

My client wishes to include the attached plans into the new deposit plan if possible as land available for any possible development – I do not have the policy numbers of inset map numbers to hand, is it possible to complete this section again.

*Please use additional sheet if necessary.  
Please state how many additional sheets have been used.....*

2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).

**2d. Please detail the changes you wish to see made to the Deposit Plan.**

Plans sent in under separate email 1109-A3-01 (Bethel), 1110-A3-01 (Bodffodd), 1111-A3-01 ( Capel Mawr, Bodorgan) & 1112-A3-01 ( Newborough)

The Bethel site is offered for use to the local authority as a site suitable for extra care facility with some land offered for a car park to the existing doctors surgery combined with a new village hall.

Bodffordd – this site has a historic planning approval for 40 houses in the sixties. My client wishes to bring this site live again.

Capel Mawr- this site is requested to be included as a cluster site under policy 50 single dwelling development.

Newborough- this site is offered for housing

**2dd. Is the Deposit Plan sound?**

Yes  No

**2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). More details are provided at the back of this form.**

Procedural				Consistency								Coherence & Effectiveness							
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>



**Part 3: What Happens Next?**

At this stage of the Joint LDP process, you can only make comments in writing (these are called 'written representations'). However, the Inspector may call on those who want to change the Plan to appear and speak to the Inspector at a 'hearing session' during the Public Examination. You should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

**3a. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)**

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.	<input checked="" type="checkbox"/>
I want to speak at a hearing session.	<input type="checkbox"/>

**3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.**

--

**3c. Would you like to be informed about the following (Please tick the relevant boxes)**

Submission of documents and evidence to the examination	<input checked="" type="checkbox"/>
Publish Inspector's report	<input checked="" type="checkbox"/>
Plan's adoption	<input checked="" type="checkbox"/>

**If additional documents have been provided to support your representations, please list below:**

Plans sent in under separate email 1109-A3-01, 1110-A3-01, 1111-A3-01, & 1112-A3-01 scaled plans of areas requested to be included.

<b>Signed:</b> DWE	<b>Dated:</b> 31/3/2015
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**THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN**

*Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.*

Completed representation forms should be returned to the Joint Planning Policy Unit at:

**ONLINE** – By completing the electronic form at [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)

**BY EMAIL** – [planningpolicy@gwynedd.gov.uk](mailto:planningpolicy@gwynedd.gov.uk)

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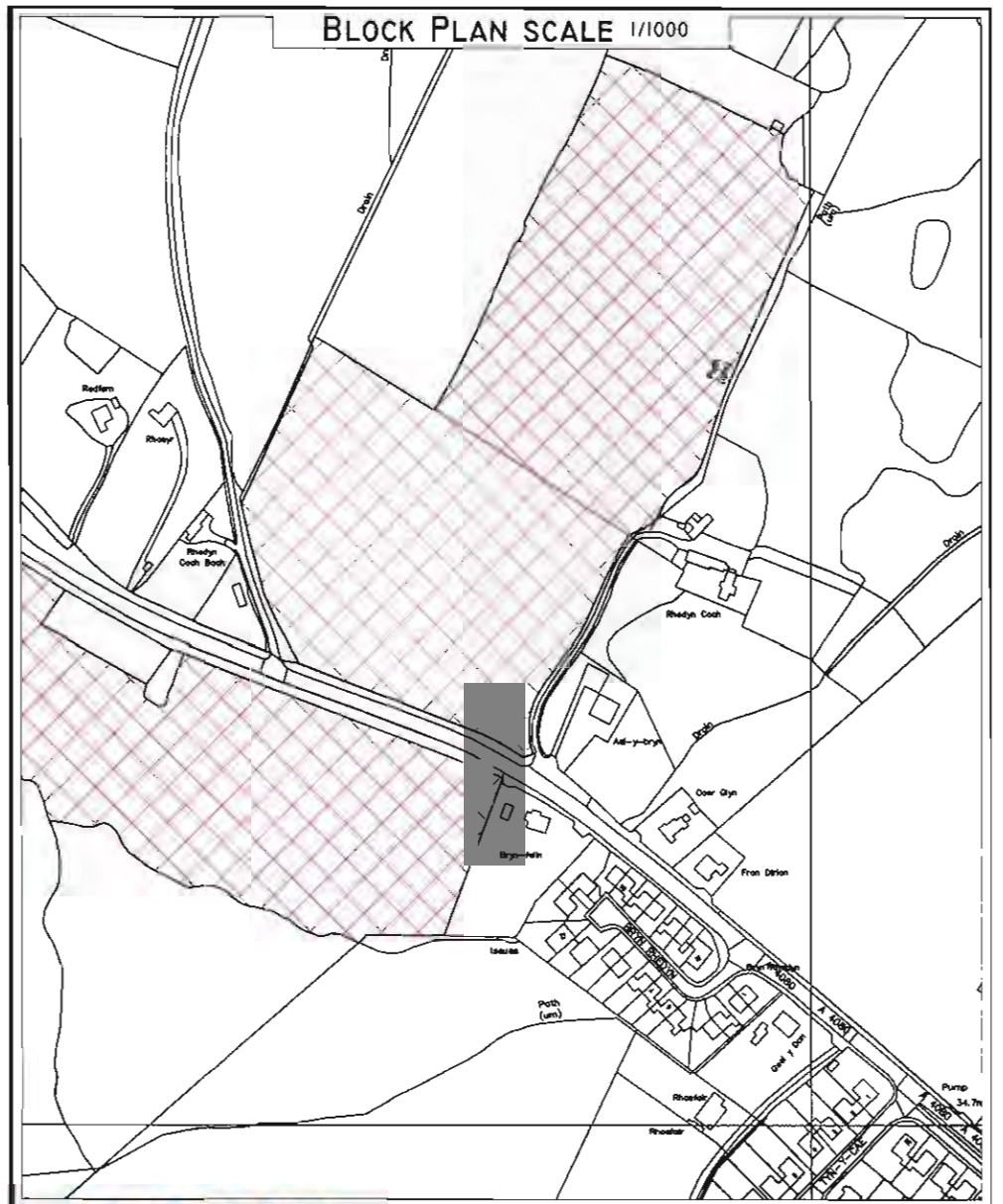
**REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31<sup>st</sup> March 2015  
REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED**

## Test of Soundness

Test	Procedural Tests
P1	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	<b>Consistency Tests</b>
C1	It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
C2	It does not have regard to national policy.
C3	It does not have regard to the Wales Spatial Plan.
C4	It does not have regard to the relevant community strategy.
	<b>Coherence and Effectiveness Tests</b>
CE1	The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.
CE3	There are no clear mechanisms for implementation and monitoring.
CE4	It is not reasonably flexible to enable it to deal with changing circumstances.

The Planning and Compulsory Purchase Act 2004 states that the purpose of the examination of a Local Development Plan (the Plan) is to consider whether it is “sound”. This means that anyone who wants to comment on or object to the Deposit Plan should seek to say how it is unsound and what is needed to make it sound. Sound may be considered in this context within its ordinary meaning of “*showing good judgement*” and “*able to be trusted*”. To assess the Deposit Plan we use 10 tests as set out above. The Deposit Plan will be examined by an independent Inspector appointed by the Welsh Government and it will be the Inspector’s job to consider whether the Plan is sound.

Where you propose a change to the Deposit Plan you should therefore make clear which test(s) of soundness you believe the Deposit Plan fails. The tests are in 3 groups - ‘Procedural’ (2 tests); ‘Conformity’ (4 tests); and ‘Coherence and Effectiveness’ (4 tests). If you wish to comment on the way in which the Councils have prepared the Deposit Plan, it is likely that your comments or objections would fall under one of the procedural tests. If you wish to comment on or object to the content of the Deposit Plan, it may help to look at the ‘consistency’ and the ‘coherence and effectiveness’ tests.



**CYNLLUN  
PLANS DRAWN**

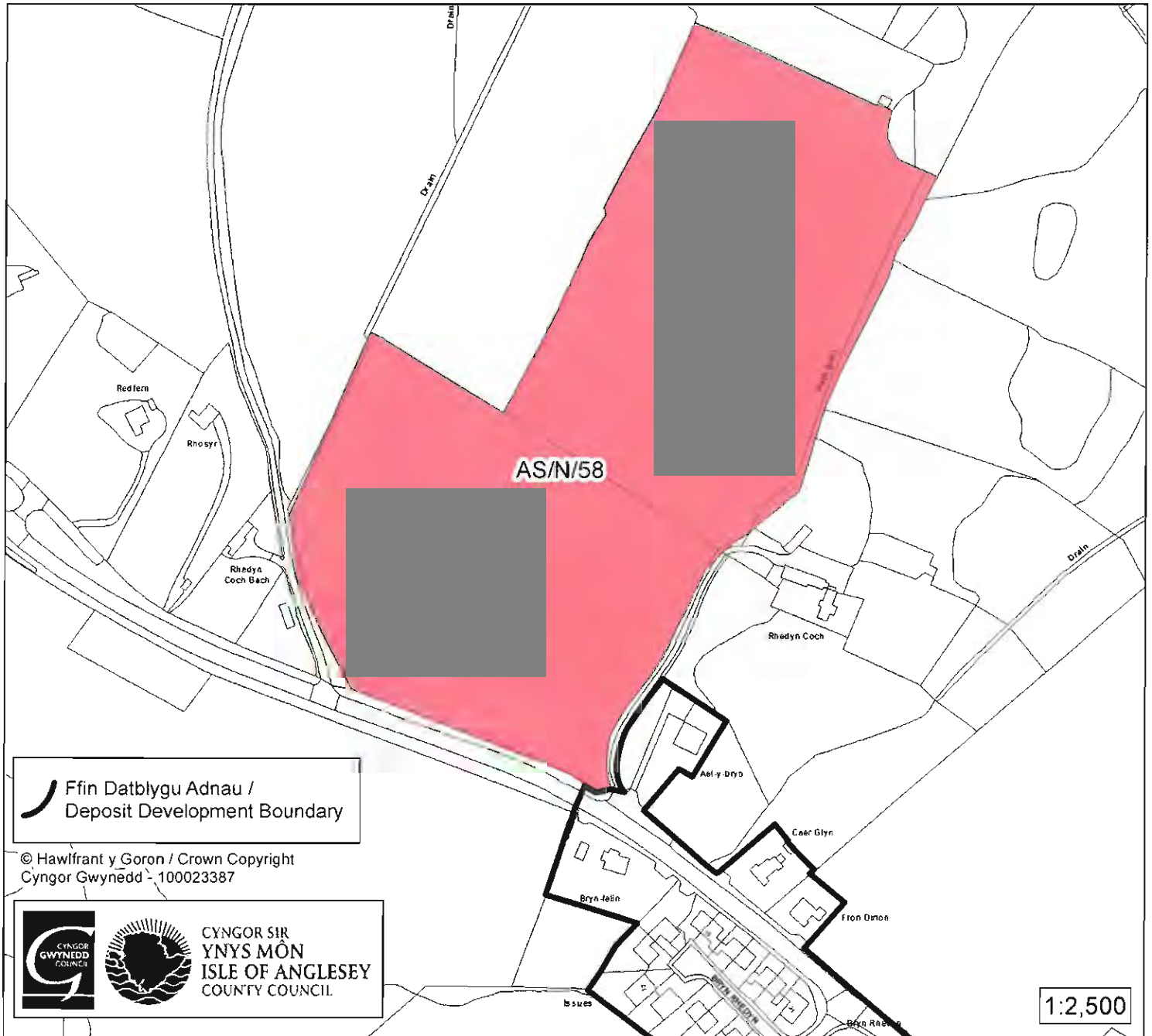
Architectural Services  
 email - drawnplans@yahoo.com  
 07840704822 \* 07760894118

Address Newborough land availability Anglesey	Scale As shown
Drawing Location & Block Plan.	Date Mar 2015
	Drawing no 1112-A3-01
	Job Ref 1112



**Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn  
Anglesey and Gwynedd Joint Local Development Plan  
2011- 2026**

**COFRESTR SAFLEOEDD AMGEN / ALTERNATIVE SITES REGISTER**



**Math o Safle Amgen / Alternative Site Type: SAFLE NEWYDD / NEW SITE**

**Cyfeirnod / Reference: AS/N/58**

**Enw'r Safle / Site Name: Tir ger / Land adj Ael-y-Bryn**

**Lleoliad / Location: Niwbwrch / Newborough**

**Cyngor Cymuned / Community Council: Rhosyr**

**Maint (ha) / Size (ha): 4.8**

**Defnydd Amgen â Awgrymir / Suggested Alternative Use: Any / Unrhyw**

AS/N/S7 + AS/N/S8 + AS/N/S9

		<p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p><i>For office use only:</i></p> <p>Representor No.</p> <p>Date received: 31/3/15 <i>ebw</i></p> <p>Date acknowledged:</p>
-----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------	------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------

**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026  
Representation Form**

**Data Protection**  
How your representation and the information that you give us will be used. All information submitted will be seen in full by the Joint Planning Policy Unit staff dealing with the Joint Local Development Plan (Joint LDP). Your name and comments as set out in your representation form will be published together with the Councils' response. This helps to show that the consultation was carried out properly. Please note that this form may also be made available to any Public Examination on the Joint LDP.

**We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp) Separate forms should be completed for each comment that you wish to make.**  
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**PART 1: Contact details**

	Your details/ Your client's details	Agent's details (if relevant)
Name	Iolo Owen	Dafydd Edwards
Address	[REDACTED]	
Postcode		
Telephone Number		
Email address		

### Guidance Note.

Please set out your comments in Part 2 of this form. Use additional sheets of paper where necessary.

**Separate forms should be completed for each comment** that you wish to make.

**Question 2dd and 2e** seeks your views on the soundness of the Joint Deposit Plan. The tests of soundness and additional information on how they are applied are detailed on the last page of this form.

If you want changes made to the Deposit Plan, please be as specific as you can. For example, if you want new text added, please set out the new text and explain where you would like it to go in the Deposit Plan and why. Similarly, if you want to add a new or amend a policy or a paragraph, please set out clearly the new text and explain where you think it should go in the Deposit Plan and why.

If you wish to delete a site that is allocated in the Deposit Plan or suggest amendments to it or you wish to propose a new site, please attach a 1:1250 or 1:2500 scale plan that clearly identifies the site boundaries. If you are proposing a new site (one that is not included within the Deposit Plan) the comment form must be accompanied by a detailed site assessment in accordance with the Council's Candidate Site assessment methodology and the Sustainability Appraisal framework. The Candidate Site assessment methodology and the Sustainability Appraisal framework can be found on the Council's website at: [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)

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Where proposed changes to a development plan have significant sustainability effects, you will need to provide the relevant Sustainability Appraisal information. This information must be consistent with the scope and level of detail of the Sustainability Appraisal conducted by the Authority. It should also refer to the same baseline information in identifying the likely significant effects of the revised policy or new site.

You should include all your comments on the Deposit Plan and set out your full case on the official form, using accompanying documents where necessary. If you seek more than one change and consider that the Deposit Plan fails to meet more than one test of soundness **separate forms should be completed for each representation**. Similarly, if your representation is in support of the Deposit Plan or individual elements of the Deposit Plan it would be helpful if separate representations were made. Please indicate if you are submitting other material to support your comments.

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**Where a group shares a common view on how it wishes the Deposit Plan to be changed, the Councils will accept a signed petition.** In submitting a representation form on behalf of a group, the representation form should include the contact details of a lead individual at Section 1 and the comments should be clearly set out on the representation form. The signed petition should state clearly how many people are being represented and how the representation has been authorised. Signing a petition does not prevent the submission of individual forms.



**PART 2: Your Comments and Suggested Changes.** (Please use one Part 2 section for each comment that you wish to make)

<b>2a. Which part of the Deposit Plan are you commenting on?</b>	
Policy number (please specify)	
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	Plans sent in under separate email 1109-A3-01, 1110-A3-01, 1111-A3-01,& 1112-A3-01

<b>2b. Are you objecting or supporting the Deposit Plan?</b>			
Objecting	<input type="checkbox"/>	Supporting	<input checked="" type="checkbox"/>

<p><b>2c. Please provide details of your representation on the Deposit Plan.</b></p> <p>My client wishes to include the attached plans into the new deposit plan if possible as land available for any possible development – I do not have the policy numbers of inset map numbers to hand, is it possible to complete this section again.</p> <p style="text-align: right;"><i>Please use additional sheet if necessary. Please state how many additional sheets have been used.....</i></p>
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2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).

2d. Please detail the changes you wish to see made to the Deposit Plan.

Plans sent in under separate email 1109-A3-01 (Bethel), 1110-A3-01 (Bodffodd), 1111-A3-01 ( Capel Mawr, Bodorgan) & 1112-A3-01 ( Newborough)

The Bethel site is offered for use to the local authority as a site suitable for extra care facility with some land offered for a car park to the existing doctors surgery combined with a new village hall.

Bodffordd – this site has a historic planning approval for 40 houses in the sixties. My client wishes to bring this site live again.

Capel Mawr- this site is requested to be included as a cluster site under policy 50 single dwelling development.

Newborough- this site is offered for housing

2dd. Is the Deposit Plan sound?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). More details are provided at the back of this form.

Procedural				Consistency								Coherence & Effectiveness							
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>

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I want to speak at a hearing session.

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**Signed:** DWE

**Dated:** 31/3/2015

**THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN**

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**REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31<sup>st</sup> March 2015  
REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED**

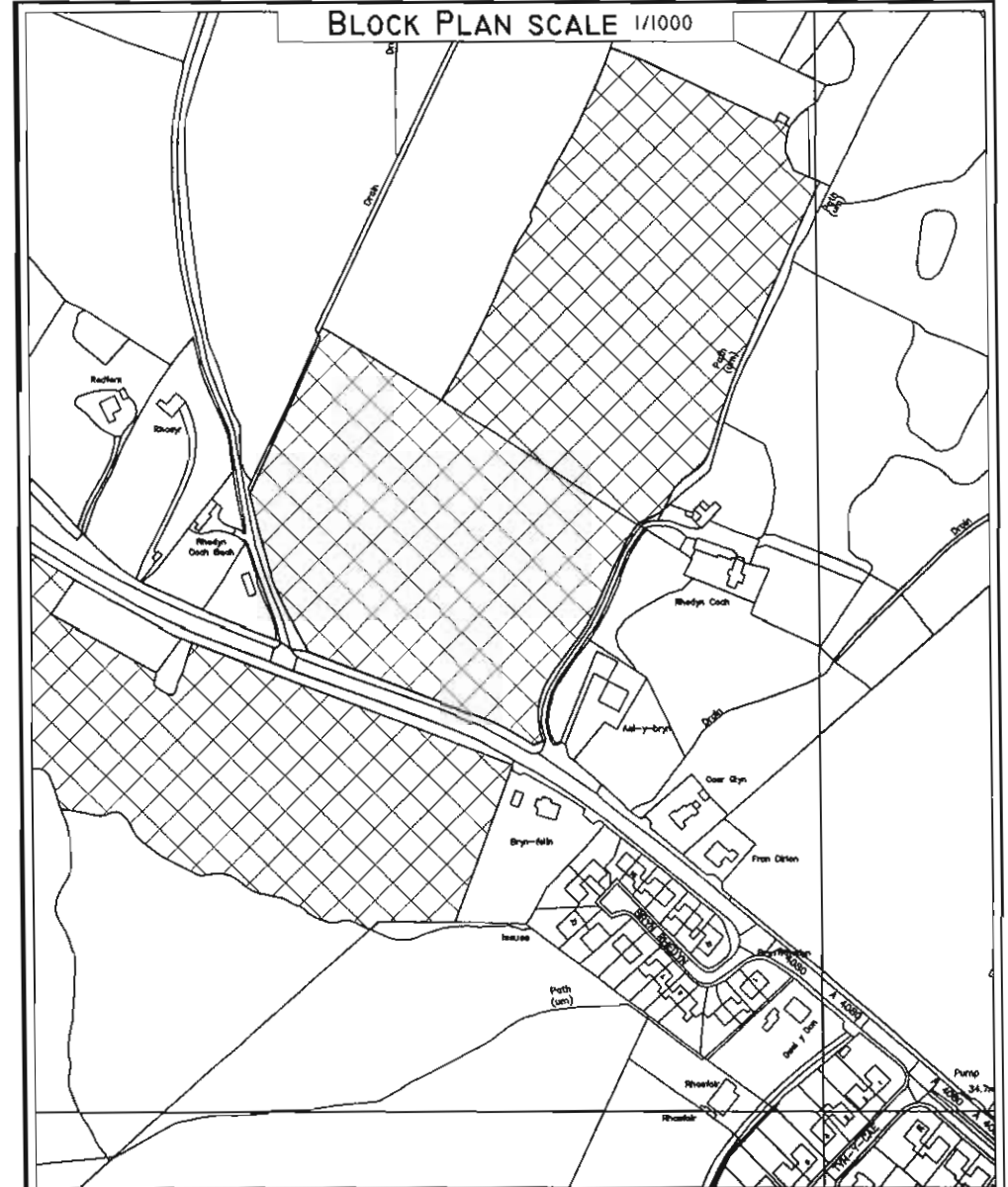


## Test of Soundness

Test	Procedural Tests
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P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
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**CYNLLUN  
PLANS DRAWN**

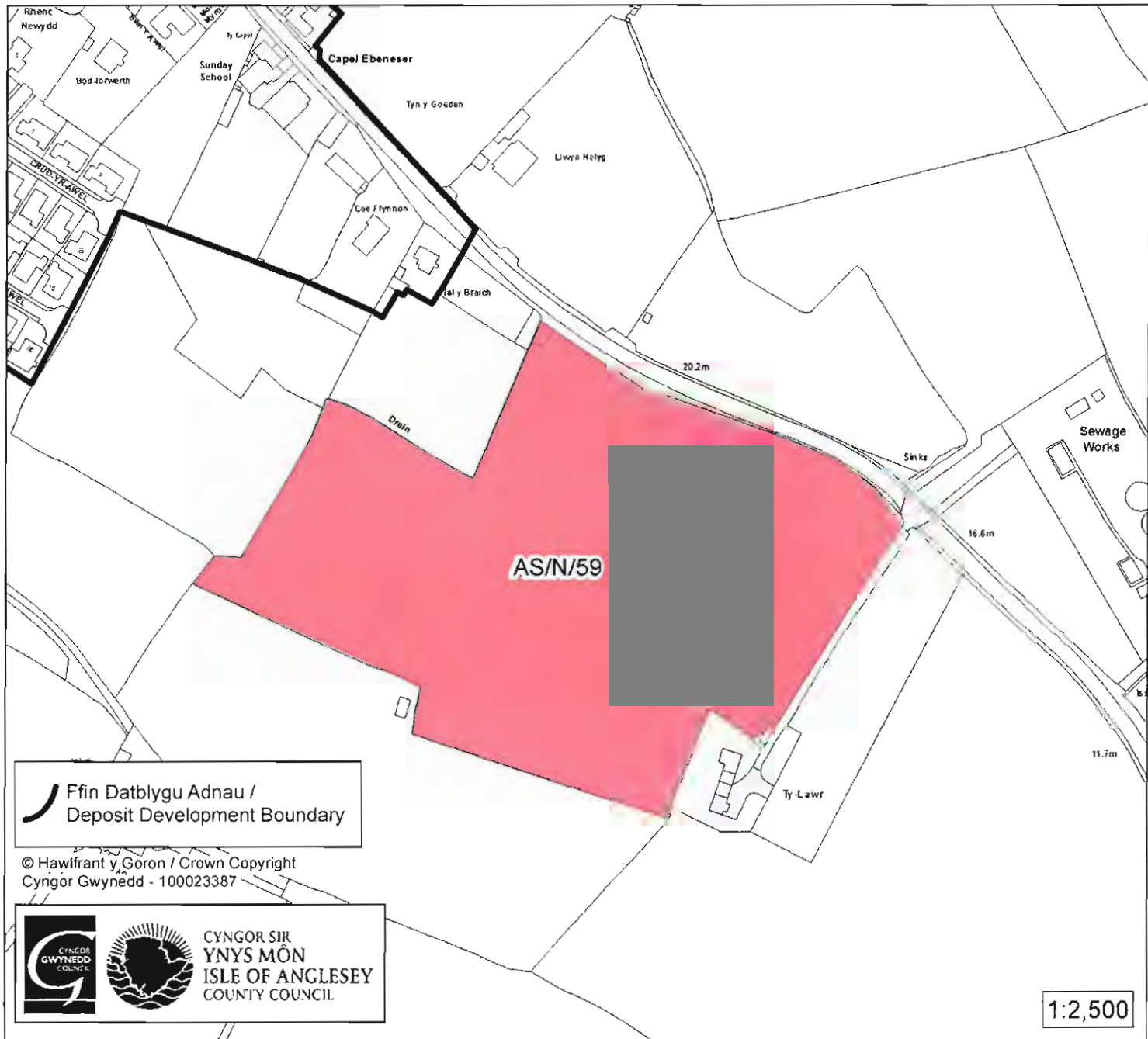
Architectural Services  
email : drawnplans@yahoo.com  
07840704822 \* 07760884118

Address  
Newborough land availability  
Anglesey  
Drawing  
Location & Block Plan.

Scale  
As shown  
Date  
Mar' 2015  
Drawing no  
1112-A3-01  
Job Ref  
1112

**Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn  
Anglesey and Gwynedd Joint Local Development Plan  
2011- 2026**

**COFRESTR SAFLEOEDD AMGEN / ALTERNATIVE SITES REGISTER**



**Math o Safle Amgen / Alternative Site Type: SAFLE NEWYDD / NEW SITE**

**Cyfeirnod / Reference: AS/N/59**

**Enw'r Safle / Site Name: Tir ger / Land adj Ty Lawr**


**Lleoliad / Location: Niwbwrch / Newborough**



**Cyngor Cymuned / Community Council: Rhosyr**

**Maint (ha) / Size (ha): 3.7**

**Defnydd Amgen â Awgrymir / Suggested Alternative Use: Heb Awgrymu / None Suggested**



AS/N/S7 + AS/N/S8 + 

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p><i>For office use only:</i></p> <p>Representor No.</p> <p>Date received: 31/3/15 <i>ebw</i></p> <p>Date acknowledged:</p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026  
Representation Form**

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**PART 1: Contact details**

	<b>Your details/ Your client's details</b>	<b>Agent's details (if relevant)</b>
<b>Name</b>	Iolo Owen	Dafydd Edwards
<b>Address</b>	[REDACTED]	
<b>Postcode</b>		
<b>Telephone Number</b>		
<b>Email address</b>		

### Guidance Note.

Please set out your comments in Part 2 of this form. Use additional sheets of paper where necessary. **Separate forms should be completed for each comment** that you wish to make.

**Question 2dd and 2e** seeks your views on the soundness of the Joint Deposit Plan. The tests of soundness and additional information on how they are applied are detailed on the last page of this form.

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**PART 2: Your Comments and Suggested Changes.** (Please use one Part 2 section for each comment that you wish to make)

<b>2a. Which part of the Deposit Plan are you commenting on?</b>	
Policy number (please specify)	
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
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<b>2b. Are you objecting or supporting the Deposit Plan?</b>			
Objecting	<input type="checkbox"/>	Supporting	<input checked="" type="checkbox"/>

<p><b>2c. Please provide details of your representation on the Deposit Plan.</b></p> <p>My client wishes to include the attached plans into the new deposit plan if possible as land available for any possible development – I do not have the policy numbers of inset map numbers to hand, is it possible to complete this section again.</p> <p style="text-align: right;"><i>Please use additional sheet if necessary. Please state how many additional sheets have been used.....</i></p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



**2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).**

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**The Bethel site is offered for use to the local authority as a site suitable for extra care facility with some land offered for a car park to the existing doctors surgery combined with a new village hall.**

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**Capel Mawr- this site is requested to be included as a cluster site under policy 50 single dwelling development.**

**Newborough- this site is offered for housing**

**2dd. Is the Deposit Plan sound?**

Yes  No

**2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). More details are provided at the back of this form.**

Procedural				Consistency								Coherence & Effectiveness							
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>

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I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.	<input checked="" type="checkbox"/>
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**3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.**

**3c. Would you like to be informed about the following (Please tick the relevant boxes)**

Submission of documents and evidence to the examination	<input checked="" type="checkbox"/>
Publish Inspector's report	<input checked="" type="checkbox"/>
Plan's adoption	<input checked="" type="checkbox"/>

**If additional documents have been provided to support your representations, please list below:**

Plans sent in under separate email 1109-A3-01, 1110-A3-01, 1111-A3-01,& 1112-A3-01 scaled plans of areas requested to be included.

**Signed:** DWE **Dated:** 31/3/2015

**THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN**  
*Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.*

Completed representation forms should be returned to the Joint Planning Policy Unit at:

- ONLINE** – By completing the electronic form at [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)
- BY EMAIL** – [planningpolicy@gwynedd.gov.uk](mailto:planningpolicy@gwynedd.gov.uk)
- BY POST** – By sending to: Joint Planning Policy Unit, 1<sup>st</sup> Floor, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

**REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31<sup>st</sup> March 2015**  
**REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED**

## Test of Soundness

Test	Procedural Tests
P1	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	<b>Consistency Tests</b>
C1	It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
C2	It does not have regard to national policy.
C3	It does not have regard to the Wales Spatial Plan.
C4	It does not have regard to the relevant community strategy.
	<b>Coherence and Effectiveness Tests</b>
CE1	The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.
CE3	There are no clear mechanisms for implementation and monitoring.
CE4	It is not reasonably flexible to enable it to deal with changing circumstances.

The Planning and Compulsory Purchase Act 2004 states that the purpose of the examination of a Local Development Plan (the Plan) is to consider whether it is "sound". This means that anyone who wants to comment on or object to the Deposit Plan should seek to say how it is unsound and what is needed to make it sound. Sound may be considered in this context within its ordinary meaning of "*showing good judgement*" and "*able to be trusted*". To assess the Deposit Plan we use 10 tests as set out above. The Deposit Plan will be examined by an independent Inspector appointed by the Welsh Government and it will be the Inspector's job to consider whether the Plan is sound.

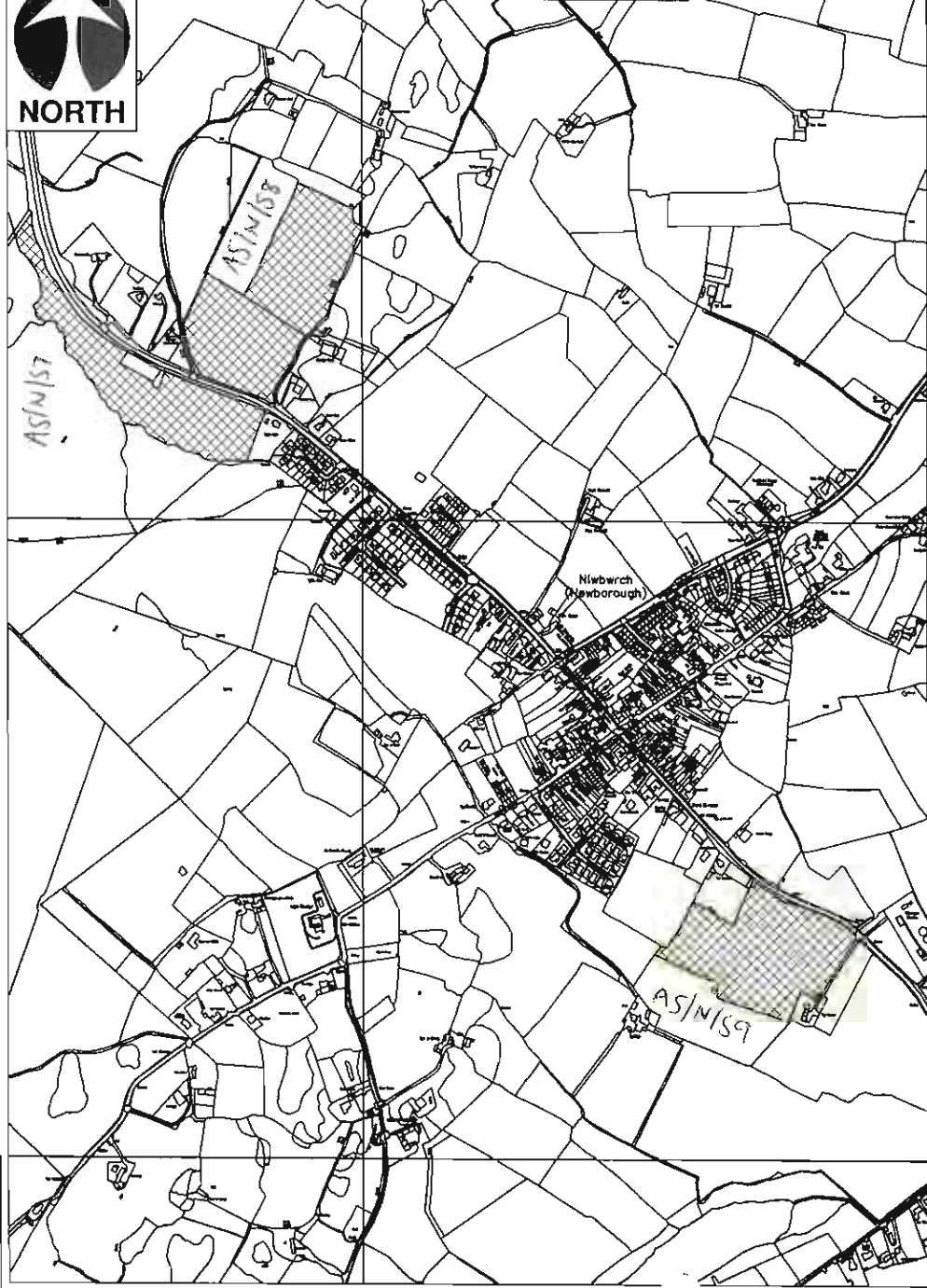
Where you propose a change to the Deposit Plan you should therefore make clear which test(s) of soundness you believe the Deposit Plan fails. The tests are in 3 groups - 'Procedural' (2 tests); 'Conformity' (4 tests); and 'Coherence and Effectiveness' (4 tests). If you wish to comment on the way in which the Councils have prepared the Deposit Plan, it is likely that your comments or objections would fall under one of the procedural tests. If you wish to comment on or object to the content of the Deposit Plan, it may help to look at the 'consistency' and the 'coherence and effectiveness' tests.



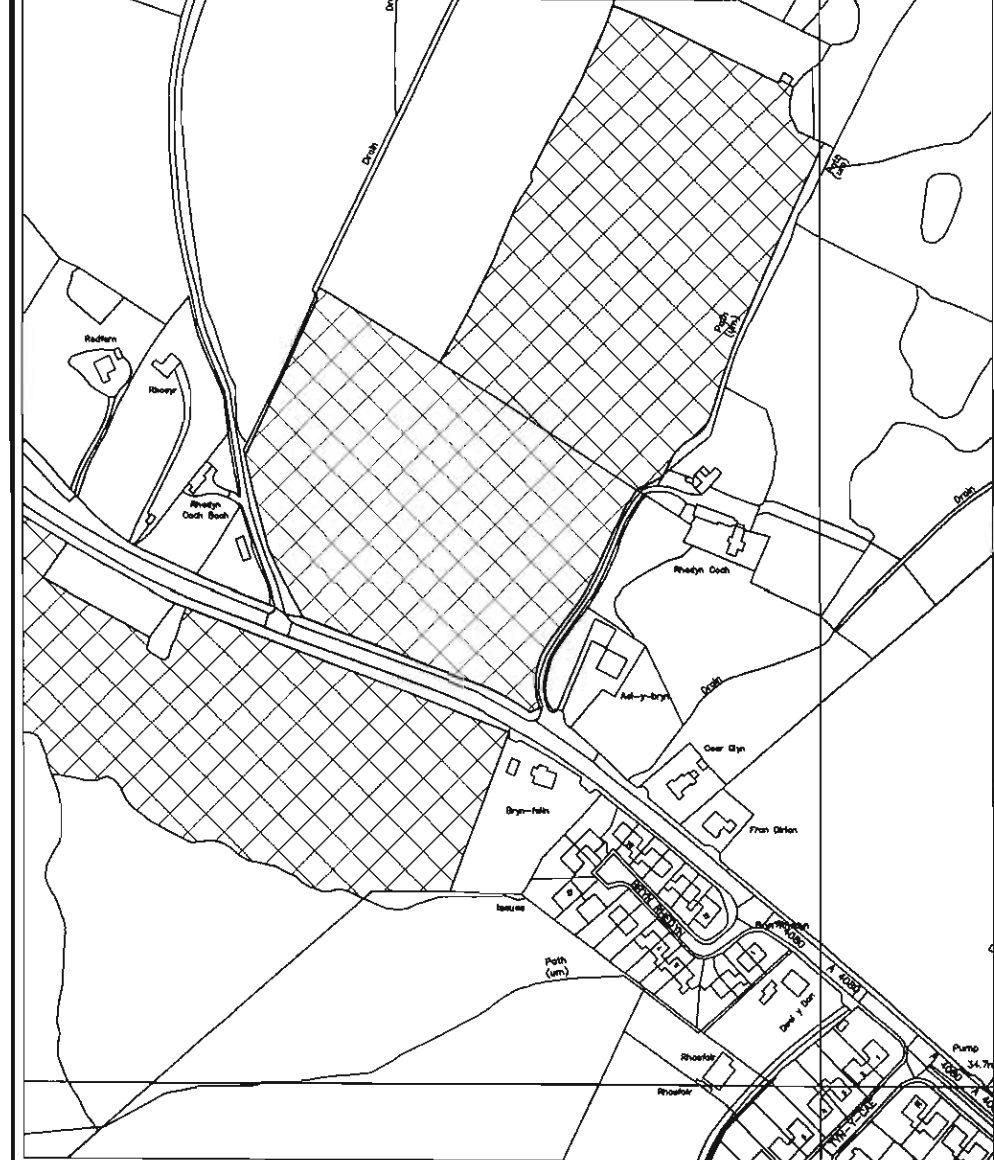


NORTH

LOCATION PLAN SCALE 1/7500



BLOCK PLAN SCALE 1/1000



# CYNLLUN PLANS DRAWN

Architectural Services  
email : drawnplans@yahoo.com  
07840704822 \* 07760884118

Address Newborough land availability Anglesey	Scale As shown
Drawing Location & Block Plan.	Date Mar' 2015
	Drawing no 1112-A3-01
	Job Ref 1112

# Sustainable Appraisal

## 1 NEWBOROUGH, YNYS MON.

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I refer to the above and would like this appraisal be accepted as part of the Deposit Joint Local Development Plan.

The site lies within the edge of the boundary of Newborough. The site is a prime location for housing development. I believe this site could provide housing development that would boost the economy and would boost social inclusion a sustainable community and personal well being. We do not consider that the development would have a detrimental effect on the natural environment. The housing development would make best use of natural resources and energy as efficiently as possible.

I believe that the housing development would adhere to the principles of ensuring a strong, healthy and just society which in turn would boost the local economy by providing local employment through employing local tradesman and using local builders merchant, this can only have a positive effect on the Island economy.

As well as the aforementioned I would like the following to taken into consideration:

Air Quality – There would no adverse impact on Air Quality the site is not over development and is surrounded by open space.

Biodiversity and Open Space – as part of the development consideration will be given to adequate open space. In terms of biodiversity we do not believe that the site is of any wildlife interest, however should the need arise adequate mitigation will be made for alternative.

Climate Change – the proposed housing development site is well within the Village of Newborough. There are regular bus service provided thus reducing the need of private car. Also appropriate measures will be made to reduce the risk of flooding by appropriate drainage and appropriate site levels, further discussions on how this can be implemented at the planning application stage.

Welsh Language – the proposed site in our opinion would have no adverse effect on the Welsh Language, the local school is bilingual and encourages the learning of the Welsh Language, there is also a collage in Llangefni which teaches Welsh for beginners.

The Housing Development would provide good mix of houses that would cater for all sector of the community an element of affordable housing will be provided as well as a mix of open market housing with good landscaping.

Waste Minimisation will be a priority as part of the proposed development part of the site while under construction and all materials that can be re-used will be and all waste that cannot be reused will segregated and recycled appropriately and legally.